



Planning and Zoning Commission

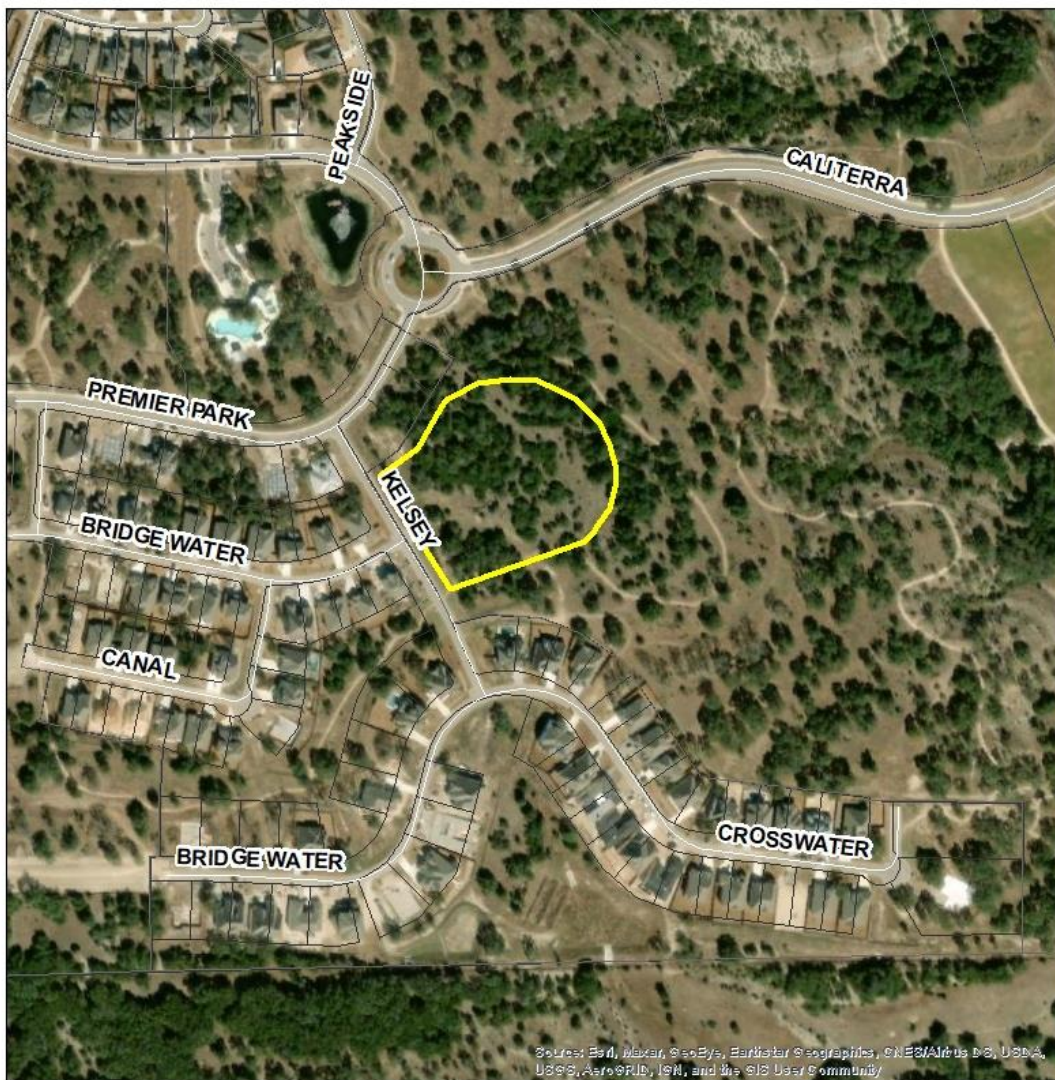
Planning Department Staff Report

Planning and Zoning Commission Meeting: August 22, 2023
Project No: SUB2023-0036
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Caliterra Phase 5 Section 13 Final Plat
Property Location: Bridge Water Cove at Kelsey Lane
Legal Description: 4.898 acres, out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC

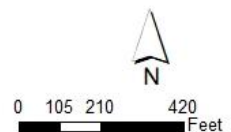
Staff recommendation: Conditional Approval of the final plat.



Location Map

SUB2023-0010
Caliterra Phase 5 Section 13
Preliminary Plat

- Roads
- Parcel Lines
- Site



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

This final plat consists of 11 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Kelsey Lane.

Site Information

Location: Caliterra Parkway and Crosswater Lane

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2018. The preliminary plat was approved May 23, 2023.

Recommendation

Approval of the final plat with the following conditions:

1. Construction plans show swale and grading for drainage outside ROW. Where the swale and grading falls outside the ROW provide drainage easements to contain the 100-yr flow.
2. Show the 15' PUE along the frontage on the plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 13 Preliminary Plat

Recommended Action	Approval of the final plat with the conditions outlined above.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A